058.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	643,500 /	643,500
USE VALUE:	643,500 /	643,500
ASSESSED:	643,500 /	643,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRIS AARON N
Owner 2:	FERRIS MARGARET
Owner 3:	
Street 1:	52 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLAIR ROSE M -
Owner 2:	-
Street 1:	52 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Wood Shingle Exterior and 1539 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4366.000	257,800		385,700	643,500
Total Card	0.100	257,800		385,700	643,500
Total Parcel	0.100	257,800		385,700	643,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.13 | /Parcel: 418.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38391
GIS Ref	
GIS Ref	
Insp Date	08/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0004-0003.0

!4964!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	257,800	0	4,366.	385,700	643,500		Year end	12/23/2021
2021	101	FV	250,000	0	4,366.	385,700	635,700		Year End Roll	12/10/2020
2020	101	FV	250,000	0	4,366.	385,700	635,700	635,700	Year End Roll	12/18/2019
2019	101	FV	208,900	0	4,366.	380,200	589,100	589,100	Year End Roll	1/3/2019
2018	101	FV	208,900	0	4,366.	292,000	500,900	500,900	Year End Roll	12/20/2017
2017	101	FV	208,900	0	4,366.	275,500	484,400	484,400	Year End Roll	1/3/2017
2016	101	FV	208,900	0	4,366.	253,500	462,400	462,400	Year End	1/4/2016
2015	101	FV	196,800	0	4,366.	236,900	433,700	433,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:26:19

LAST REV

Date	Time
09/25/18	09:14:06
apro	

TAX DISTRICT | PAT ACCT. 4964

USER DEFINED

Prior Id # 1:	38391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAIR ROSE M	52681-60		4/30/2009		370,000	No	No		
	11282-332		1/27/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2002	443	Re-Roof	10,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
11/26/2008	Meas/Inspect	163	PATRIOT
1/13/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4366		Sq. Ft.	Site		0	70.	1.26	6									385,686						385,700	

Total AC/HA:	0.10023	Total SF/SM:	4366	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,686	Spl Credit		Total:	385,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373674
Depreciation:	115839
Depreciated Total:	257835

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 4	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

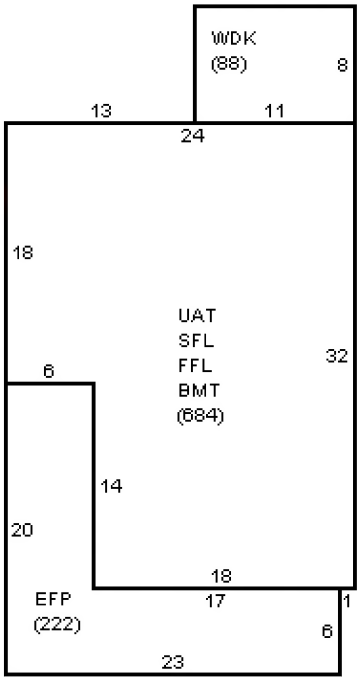
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	101.78
Final Total:	257800	Val/Su SzAd	188.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	684	54.670	37,394
FFL	First Floor	684	182.230	124,647
SFL	Second Floor	684	182.230	124,647
EFP	Enclos Porch	222	39.480	8,766
UAT	Upper Attic	171	127.560	21,813
WDK	Deck	88	16.000	1,408

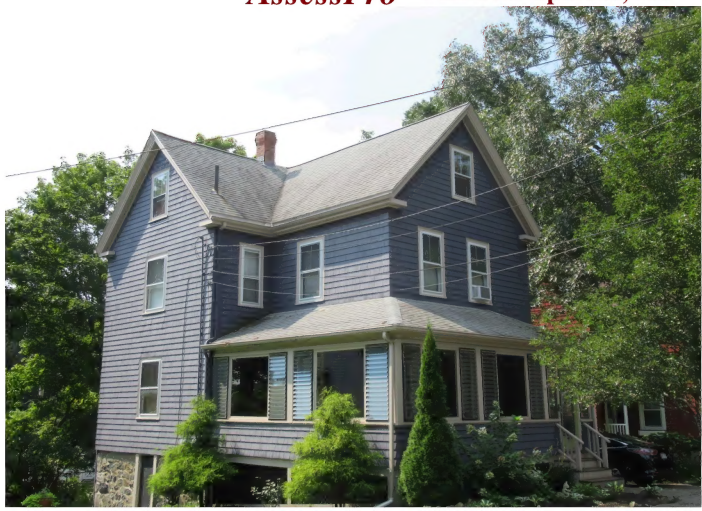
Net Sketched Area:	2,533			Total:	318,675
Size Ad	1368	Gross Area	3046	FinArea	1539

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: